

EXHIBIT B

WP 7263.9

LAND DESCRIPTION

A parcel of tide and submerged land situate in the bed of the Pacific Ocean, County of Ventura, State of California, and lying adjacent to Parcel "A" of that certain map entitled "Hollywood-By-The-Sea" and filed in Book 18 of Miscellaneous Records Page 22, Records of Ventura County, and being more particularly described as follows:

COMMENCING at the intersection of San Nicholas Avenue and Ocean Drive as shown on said map; thence South 55°42'00" West 115.00 feet along the centerline of said San Nicholas Avenue; thence leaving said centerline South 77°44'44" West 144.43 feet to the POINT OF BEGINNING; thence from said point of beginning South 34°35'44" East 164.00 feet; thence South 55°24'16" West 187.50 feet; thence North 34°35'44" West 164.00 feet; thence North 55°24'16" East 187.50 feet to the point of beginning.

EXCEPTING THEREFROM all those portions lying landward of the ordinary high water mark of the Pacific Ocean.

END OF DESCRIPTION

Prepared 03/21/2011 by the California State Lands Commission Boundary Unit.

